

Bigfork Land Use Advisory Committee
Minutes of April 25, 2013
Bethany Lutheran Church

Committee members present: Shelley Gonzales, John Bourquin, Joyce Mitchell, Susan Johnson, Al Johnson and Secretary Gwen Sutherland

Also present were 5 members of the public. No one was present from the Planning Department.

Chairwoman Gonzales called the meeting to order at 4:02 p.m.

The minutes of the February 28, 2013 meeting were approved with no changes. (m/sc: Gonzales/Bourquin/unanimous)

ADMINISTRATOR'S REPORT:

- A. Sign-in Sheet: Reminder to the public of the availability of BLUAC minutes through email and BSC website: www.bigforksteering.org
Agendas are posted on the Flathead County Planning Office website www.flathead.mt.gov
- B. The Secretary reported that there were no applications.

PUBLIC COMMENT:

Rob Millspaugh, who represents Flathead Lake Brewery Company, informed the Committee and the public that the brewing company is pursuing a LEED certification on the location and remodel of their business on the corner of Highway 35 and Holt Drive (the old Bowling Alley). Their intention is to pursue a platinum certification so they can become the first Platinum Brewery in LEED history. One obstacle is the credits needed for public transportation. They may pursue an alternative compliance to reduce car ridership and asked BLUAC for possible guidance on this issue. Rob may be reached at Robert@FlatheadLakeBrewery.com or call 406-837-0353

Both Member Johnson and Paul Mutascio applauded the Brewery for the improvement of the sight with a LEED certification.

APPLICATIONS:

There were no applications.

OLD BUSINESS:

- A. Review of the Bigfork Neighborhood Plan:
Member Mitchell recommended the review of the Bigfork Neighborhood Plan and Vision should take place at the next regularly scheduled BLUAC meeting if there are no applications. This will be a workshop for the benefit of new Committee members and the public to become better acquainted with the Plan and the Vision. The public is invited but can limit questions to content and clarification only.

Chairwoman Gonzales reminded the Committee that the plan is not a regulatory document, but meant to provide guidelines and vision for the Bigfork area.

NEW BUSINESS:

- A. Appointment of vacant committee position:
Chairwoman Gonzales introduced James Bonser, resident of Bigfork, who has volunteered to fill the BLUAC position of Jim Lossey. The entire BLUAC Committee welcomed Mr. Bonser.

Mr. Bonser had a question concerning the term "preservation of natural and cultural heritage." He also had a question on enforcement of violations. Member Bourquin said that County Planning and

Zoning, though on a tight budget, has hired someone to enforce violations. He further explained that BLUAC may give recommendations on whom to contact for violations.

Chairwoman Gonzales explained that BLUAC's purpose is to review staff reports from Planning and Zoning and make an appropriate recommendation to the Planning Board and the Board of Adjustments based on the Bigfork Neighborhood Plan and Vision.

Member Johnson moved to accept Mr. Bonser's application for appointment to the BLUAC committee. Member Mitchell seconded the motion. Chairwoman Gonzales gave Mr. Bonser a Flathead County LUAC binder, the Bylaws and a copy of the Bigfork Neighborhood Plan.

B. Status update – Bigfork Green Cans

Paul Mutascio provided an update of the Bigfork green cans site. He reported that the Solid Waste Board will not close the Lakeside site until the future of the Bigfork site is determined. He also reported that a vote to close the site would need to go before the commissioners. His committee is optimistic that the Bigfork site will stay with some modifications and/or possible options. Several of these options that are being pursued are: 1) Working with the neighboring property owner and the county to enlarge the site; 2) Reduce the speed at the site; 3) Fence the site.

Mr. Mutascio requested to be on the agenda for the next BLUAC meeting.

Member Bourquin thanked Mr. Mutascio for taking the lead on this issue.

C. Update County LUAC Member Books

Chairperson Gonzales cautioned that the Committee needs to have the most current information on county regulations when reviewing an application. Member Johnson asked if the county could provide the page number to reference the county regulations. Chairwoman Gonzales will ask the county if they would reference the page number on the appropriate application regulation.

Chairwoman Gonzales reminded everyone that next month is the election of officers.

A Community announcement was made for upcoming events:

Saturday, April 27 is Clean the Fork

Sunday, April 28 is the Taste of Bigfork

Tuesday, May 14 is the CFBB Annual Meeting at the Flathead Lake Lodge

The meeting adjourned at 5:00 p.m. (m/sc: Gonzales/Johnson/unanimous)

Respectfully submitted,
Gwen Sutherland
BLUAC Secretary